

HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

MIXED USED FREEHOLD PROPERTY IN MITCHAM FOR SALE



'Mixed use freehold property for sale	299 & 299a Mitcham Road
Ground floor 'E' class premises of C. 830sq ft.	Mitcham
Well-presented 3 bed flat fetching modest rental of £1,400 pcm.	SW17 9JQ
Tooting Broadway station less than 2 mins walk from property.	Tenure: Freehold
Total projected rental income of £43,200 per annum.	Asking Price: £560,000
Fronting onto busy main road with ample parking nearby.	Hummerstone & Hawkins Tel: 0208 303 1061

LOCATION:

The subject property is located on Mitcham Road which is an area of both residential and commercial character. There are many independent specialist and national retailers in close proximity.

Mitcham Road is extremely busy with high footfall both pedestrian and vehicular throughout the day.

Tooting Broadway station is approximately 4 minutes' walk away and has DLR links to Central London.

The property also has a bus stop directly outside the property which serves the local area.

DESCRIPTION:

A front forecourt which is fit for approximately two cars shows a glazed frontage incorporating a single entrance door secured by a new electric roller shutter. As you walk into the main sales area which is approximately 46.4 sq m / 500 sq ft. At the rear is a door which leads through to a staff office, kitchen, toilet and storage area. The overall size of this area is approximately 31.64 sq m / 340 sq ft. The commercial element would be suitable for a variety of uses including 'E' class or potential change of use (STPP).

Access to the flat is via the front and a single entrance door which leads to the stairs which takes you to the hallway. The property consists of 3 bedrooms measuring 81sq ft, 89 sq ft and the main double bedroom which is approx 185sq ft. The property has 2 bathrooms, toilets and showers and is very well presented internally. It has a joint living / kitchen area of approximately 300 square foot.

All supplies such as gas, water and electric have been split between commercial and residential elements.

The whole property has recently been newly insulated and windows throughout.

TENURE & LEASE DETAILS

299 Mitcham Road is currently owner occupied however will be offered with vacant possession, we anticipate a rental of £1,800 pcm could be achieved once fully let. We would still recommend that interested parties carry out their own enquiries.

299a Mitcham Road currently has a long term tenant of 3+ years paying a very modest rental of £1,400pcm. There is currently no agreement in place however the tenant is happy to sign into an AST.

EPC:

Fineline Tackle Shop Ltd 299 Mitcham Road LONDON SW17 9JQ	Energy rating D	299a, Mitcham Road LONDON SW17 9JQ	Energy rating E
Valid until 11 December 2027	Certificate number 0198-7796-8730-0590-5303	Valid until 19 September 2027	Certificate number 9778-1049-7261-5643-0904

RATES:

We understand that the business rates payable would be the responsibility of the tenants.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](https://www.hummerstone.co.uk)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.